

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, May 04, 2017 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser

City Secretary for the City of Fort Worth,
Texas



ZONING COMMISSION AGENDA

Wednesday, May 10, 2017

Work Session 11:30 AM

City Council Conference Room 290 (formerly Pre-Council Chamber)

Public Hearing 1:00 PM

Council Chamber

2nd Floor – City Hall

200 Texas St.

Fort Worth, Texas 76102

COMMISSION MEMBERS:

Carlos Flores, CD 2, Chair _____
Melissa McDougall, Vice Chair CD 5 _____
Will Northern, CD 1 _____
John Cockrell, Sr., CD 3 _____
Jesse Gober, CD 4 _____

Sandra Runnels, CD 6 _____
John Aughinbaugh, CD 7 _____
Wanda Conlin, CD 8 _____
Leah Dunn, CD 9 _____

I. WORK SESSION / LUNCH 11:30 AM City Council Conference Room 290

- A. Briefing: Previous Zoning Actions by City Council _____ Staff
- B. Review: Today's Cases _____ Staff

II. PUBLIC HEARING 1:00 PM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JUNE 6, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order
- B. Approval of April 12, 2017 Meeting Minutes _____ Chair

To view the docket: <http://fortworthtexas.gov/zoning/cases/>

C. CONTINUED CASES

1. ZC-17-055 GABRIEL AND IRIS VELAZQUEZ 2300 McCurdy St. 5.01 ac. CD 8

- a. Applicant/Agent: Gabriel Velazquez
- b. Request: *From:* "A-5" One-Family *To:* PD/A-5 Planned Development for all uses in "A-5"
One-Family plus soccer fields; site plan included

2. ZC-17-057 NORTHWEST ISD 11900-12400 Blocks Riverside Dr./I-35 at Keller Hicks
149.22 ac. CD 7

- a. Applicant/Agent: Mike Wilson, Teague, Nall and Perkins

- b. Request: *From:* "I/AO/I-35" Light Industrial with I-35W & Alliance Airport Overlay *To:* "PD/CF/AO/I-35" Planned Development for all uses in Community Facilities with Alliance Airport Overlay except to allow the public school use and I-35W Overlay; site plan waiver requested

THIS CASE HAS BEEN WITHDRAWN.

3. ZC-17-061 D & KW FAMILY 5400 block S. Fwy I-35 16.03 ac. CD 8

- a. Applicant/Agent: Ronald Salamie, Cole Design Group
b. Request: *From:* "I" Light Industrial *To:* PD/I Planned Development for all uses in "I" Light Industrial plus concrete recycling and crushing; site plan included

D. NEW CASES

4. ZC-17-050 TOTAL E & P USA BARNETT, LLC 2212 E 4th St. 2.24 ac. CD 8

- a. Applicant/Agent: Jimmie Hammontree
b. Request: *From:* PD310 Planned Development/Specific Use for multifamily and commercial subject to 37 acres of multifamily residential at a density of 30-36 units per acre, 7 acres of multifamily residential at a density of 30-50 units per acre, 12.5 acres of retail, restaurant and commercial; site plan required *To:* "PD/SU" Planned Development/Specific Use for natural gas line compressor; site plan included
c. This case will be heard by City Council May 16, 2017

5. ZC-17-065 MEREKEN LAND & PRODUCTION COMPANY 1001 Everman Pkwy
16.03 ac. CD 8

- a. Applicant/Agent: East Star Design/Greg Guerin
b. Request: *From:* "J" Medium Industrial *To:* "G" Intensive Commercial

6. ZC-17-066 ADRIAN ALMEIDA 1130 McPherson Rd. 5.0 ac. CD 6

- a. Applicant/Agent: Adrian Almeida
b. Request: *From:* "A-43" One-Family *To:* "I" Light Industrial

7. ZC-17-067 EASTCHASE HOSPITALITY, LLC 1251 Little Cina Lane 2.85 ac. CD 5

- a. Applicant/Agent: Cumulus Design/Mauro Santos
b. Request: *From:* "G" Intensive Commercial *To:* PD/G Planned Development for all uses in "G" Intensive Commercial plus hotel; site plan included

8. ZC-17-068 BENJAMIN & CLARA HAMRICK 2008 and 2020 Sycamore School Rd.
4.53 ac. CD 8

- a. Applicant/Agent: Dunaway & Associates/Chris Biggers
b. Request: *From:* "AG" Agricultural *To:* "E" Neighborhood Commercial

9. ZC-17-069 JOSEPH S. HARRIS ESTATE 2711 E. Vickery Blvd. 0.44 ac. CD 8

- a. Applicant/Agent: John Flippo

- b. Request: *From*: "A-5" One-Family *To*: "MU-1" Low Intensity Mixed-Use

10. ZC-17-070 MARCUS & SUSAN SEMMELMANN 4366, 4370, 4374 W. Vickery Blvd.
0.59 ac. CD 9

- a. Applicant/Agent: Marcus & Susan Semmelmann
b. Request: *From*: PD 225 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus landscape contractor's office and storage yard subject to provision of bufferyard requirements along the north property line in compliance with Section 18.D; site plan approved; site plan waived. *To*: Amend PD 225 to remove storage yard with bufferyard requirements, add additional property and provide site plan for office; site plan included

11. ZC-17-071 CARRELL FAMILY TRUST; SCOTT GOAT FARM, LLC 4851 & 4901 Scott Rd.
7.26 ac. CD 7

- a. Applicant/Agent: Fort Capital/Shana Crawford
b. Request: *From*: "B" Two-Family *To*: "UR" Urban Residential
c. This case will be heard by the City Council May 16, 2017

12. ZC-17-073 JAMES AUSTIN 3220 Mitchell Blvd. 1.08 ac. CD 8

- a. Applicant/Agent: James Austin
b. Request: *From*: "B" Two-Family and "E" Neighborhood Commercial *To*: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus auto parts store; site plan included

13. ZC-17-074 DD MOTORSPORTS, LLC 251 University Dr. 0.81 ac. CD 9

- a. Applicant/Agent: Fort Capital/Shana Crawford
b. Request: *From*: "E" Neighborhood Commercial *To*: "UR" Urban Residential
c. This case will be heard by the City Council May 16, 2017

THE APPLICANT REQUESTS A 30 DAY CONTINUANCE.

14. ZC-17-075 SQUARE TOP PARTNERS, LLC 2601 Greenbelt 138.69 ac. CD 5

- a. Applicant/Agent: Jeffrey Dolian/Kimley Horn & Associates
b. Request: *From*: "O-1" Floodplain *To*: Planned Development/Specific Use including: day care center; government office facility; health services facility including doctor's office or medical clinic; electric power substation (SE); telecommunications antenna (SE); telecommunications tower (SE); utility transmission or distribution line; health or recreation club; restaurant, cafe or cafeteria; offices; convenience store; parking area or garage, commercial or auxiliary; assembly of pre-manufactured parts for helicopters; machine shops; manufacture of aluminum or metals; outdoor storage; paint mixing or spraying; sheet metal shop; warehouse or bulk storage; welding shop; galvanizing, sheet or structural shapes; manufacture of helicopters; manufacture of dies, cores, die-casting molds; metal stamping, dyeing, shearing or punching; helistop landing area; executive offices and supporting operations for a corporate office; U.S. government personnel (customer); integrated systems installation; electrical wire assembly; helicopter modification & assembly; metal rotor blade manufacturing; painting operations; engineering research & development; unmanned vehicle assembly; government helicopter delivery; composite parts/blade manufacturing; material storage; tooling manufacturing; engineering process labs; flight simulators; satellite antenna (dish); residence for security purposes; and helicopter flight training facility; site plan waiver requested
c. This case will be heard by the City Council May 16, 2017

15. ZC-17-076 A1 ALARM SERVICE CORPORATION 4728 Wichita St. 0.51 ac. CD 8
- a. Applicant/Agent: Yvette Kent/Jewel Management
 - b. Request: *From:* "A-21" One-Family *To:* "E" Neighborhood Commercial
16. ZC-17-077 GBRT MCCART LLC 3825 McCart St. 0.33 ac. CD 9
- a. Applicant/Agent: Richard Hopwood
 - b. Request: *From:* "FR" General Commercial Restricted *To:* "I" Light Industrial
17. ZC-17-078 STANLEY ROWLAND 6336 North Ridge 0.50 ac. CD 7
- a. Applicant/Agent: Stanley Rowland
 - b. Request: *From:* "ER" Neighborhood Commercial Restricted *To:* "A-5" One-Family
18. ZC-17-079 ALFONSO ACEVES ESTATE 2801, 2804, 2808, 2813, 2817 Weisenberger St.
1.00 ac. CD 9
- a. Applicant/Agent: Fort Capital/Shana Crawford
 - b. Request: *From:* "A-5" One-Family *To:* "UR" Urban Residential
 - c. This case will be heard by the City Council May 16, 2017
19. ZC-17-080 CITY OF FORT WORTH PLANNING & DEVELOPMENT/PETITION 2500 blocks
Rogers & Wabash Avenues 14.44 ac. CD 9
- a. Applicant/Agent: City of Fort Worth
 - b. Request: *From:* "B" Two-Family with TCU Residential Overlay *To:* "A-5" One-Family with TCU Residential Overlay
20. SP-17-006 BAILLARGEON REALTY, INC. 211 University Dr. 0.66 ac. CD 9
- a. Applicant/Agent: VLK Architects/Jim Stephenson
 - b. Request: *From:* PD 928 Planned Development for "E" Neighborhood Commercial uses plus auto service and car wash for auto dealership; site plan approved *To:* Amend PD 928 site plan to add the automatic car wash
21. ZC-17-081 ARCON BUILDERS, LLC 315 Templeton Dr. 0.17 ac. CD 9
- a. Applicant/Agent: Townsite Company/Mary Nell Poole
 - b. Request: *From:* "B" Two-Family *To:* "UR" Urban Residential

ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA

Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.